



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
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APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment

☒ Map Amendment

Current Development Plan Map Designation High Density Residential

Proposed Development Plan Map Designation Low Density Residential

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: ☐ Property Owner ☒ Staff ☐ Planning and Zoning Commission

Gary Oberkrom

Name (typed or printed)

Signature

Property Owner Name River Bluff Condominiums, LLC

Address 604 Missouri Blvd. Court, Jefferson City, MO 65109

Phone Number(s): 573-893-2299

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt # _____) _____ Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

REVIEW CRITERIA COMPREHENSIVE PLAN AMENDMENT
River Bluff Condominiums, LLC
1414 West Main Street
Jefferson City, MO 65109
CMPS JOB # 03-137

- A. There was no error in the original 1996 comprehensive plan.
- B. The original land use designation for this property was low density residential. It was amended for a prior development scenario where the use would have required a high density use; therefore the amendment will change the land use designation back to the original.
- C. The proposal is consistent with the goals, objectives and policies of the development plans.
- D. All events subsequent would support the proposal. It should also be noted that the land use surrounding the property is currently designated low density residential.
- E. The change will be incorporated in the next comprehensive plan.
- F. The owners of the property will provide any necessary sanitary sewer extensions and easements within the property to ensure that such are sufficient to serve the future residential use of the property. All other public facilities and utilities are in place and available to the property.
- G. There is an adequate supply of land available to accommodate the zoning requirements.
- H. The community will benefit from the infill development. The change in land use designation will make it consistent with the development plans.